

First Mortgage on Real Estate

MORTGAGE FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

NOV 16 3 02 PM 1954

TO ALL WHOM THESE PRESENTS MAY CONCERN: OLLIE FARNSWORTH
R.M.C.

We, T. E. Baldwin and Jamie Burns Baldwin (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Thirty-five Hundred and No/100 - - -

DOLLARS (\$ 3500.00), with interest thereon from date at the rate of Six (6%) per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Austin Township, being more particularly described as follows:

"BEGINNING at red oak corner of H. L. Bramlett Land and running thence S. 52 W. 191 feet to a stake at a gully; thence along said gully N. 16 E. 179 feet to a bend; thence N. 12 W. 229 feet to a bend; thence N. 49 E. 321 feet to a stake at the branch; thence up the meanderings of said branch as the line N. 87-30 E. 288 feet to a water oak; thence S. 20-45 E. 213 feet to a stake; thence S. 54-30 W. 555.5 feet to the beginning corner, and containing 4.38 acres more or less, and being the same tract of land conveyed to T. E. Baldwin by H. C. Taylor by deed recorded in Deed Book 191 at Page 364."

ALSO those two certain tracts of land situate, lying and being in Austin Township, State and County aforesaid, about three (3) miles southwest from Mauldin, bounded by lands of C. S. Brooks, J. Shaver, J. M. Griffin, Henry Shaver, et al, with the following metes and bounds:

TRACT NO. 1: "BEGINNING at a stone near Old Settlement Road (now gone) and running thence N. 81 3/4 W. 11.20 to an iron pin near road corner H. B. Clary's land; thence N. 32 W. 11.20 to an iron pin (stump of pine tree); thence N. 71 1/4 E. 7.50 to red oak; thence N. 52 E. 7.15 to pin; thence S. 13 1/2 E. 18.40 to the beginning corner, and containing 16 1/2 acres, more or less."

TRACT NO. 2: "BEGINNING at a stone same beginning corner as the tract described above and running thence N. 81-45 W. 11.15 to iron pin second corner of tract described above; thence S. 34-27 E. 9.60 to an iron pin Henry Shaver corner; thence N. 42-15 E. 8.50 to the beginning corner, and containing four (4) acres, more or less."

The above two (2) tracts having been conveyed to T. E. Baldwin by U. Z. Leopard by deed recorded in Deed Book 178 at Page 259, an undivided one-half interest in the three (3) tracts above described being conveyed to the mortgagor, Jamie Burns Baldwin, by T. E. Baldwin by deed recorded in Deed Book 468 at Page 251.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.